



PERIODIC REVIEW

**Bellefield Office Park
Facility Site ID#: 94112753**

**Multiple addresses
Managers Office:
1309 114th SE, Suite 200,
Bellevue, Washington 98004**

Northwest Region Office

TOXICS CLEANUP PROGRAM

December 2009

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1.0 INTRODUCTION

This document is a review by the Washington State Department of Ecology (Ecology) of post-cleanup site conditions and monitoring data to ensure that human health and the environment are being protected at the Bellefield Office Park (Site). Cleanup at this Site was implemented under the Model Toxics Control Act (MTCA) regulations, Chapter 173-340 Washington Administrative Code (WAC).

Cleanup activities at this Site were completed under the Independent Remedial Action Program (IRAP). The cleanup actions resulted in concentrations of total petroleum hydrocarbons (TPH) remaining at the Site which exceed MTCA cleanup levels. The MTCA cleanup levels for soil are established under WAC 173-340-740. The MTCA cleanup levels for groundwater are established under WAC 173-340-720. WAC 173-340-420 (2) requires that Ecology conduct a periodic review of a site every five years under the following conditions:

- (a) Whenever the department conducts a cleanup action
- (b) Whenever the department approves a cleanup action under an order, agreed order or consent decree
- (c) Or, as resources permit, whenever the department issues a 'No Further Action' opinion;
- (d) and one of the following conditions exists:
 - 1. Institutional controls or financial assurance are required as part of the cleanup
 - 2. Where the cleanup level is based on a practical quantitation limit
 - 3. Where, in the department's judgment, modifications to the default equations or assumptions using site-specific information would significantly increase the concentration of hazardous substances remaining at the site after cleanup or the uncertainty in the ecological evaluation or the reliability of the cleanup action is such that additional review is necessary to assure long-term protection of human health and the environment.

When evaluating whether human health and the environment are being protected, the factors the department shall consider include [WAC 173-340-420(4)]:

- (a) The effectiveness of ongoing or completed cleanup actions, including the effectiveness of engineered controls and institutional controls in limiting exposure to hazardous substances remaining at the site;
- (b) New scientific information for individual hazardous substances of mixtures present at the site;
- (c) New applicable state and federal laws for hazardous substances present at the Site;
- (d) Current and projected site use;
- (e) Availability and practicability of higher preference technologies; and
- (f) The availability of improved analytical techniques to evaluate compliance with cleanup levels.

The Department shall publish a notice of all periodic reviews in the Site Register and provide an opportunity for public comment.

2.0 SUMMARY OF SITE CONDITIONS

2.1 Site Description and History

The Bellefield Office Park is located west of Interstate 405, south of S.E. 8th Street, and east of 112th Avenue S.E. in Bellevue, Washington. Thirteen one and two story office buildings with associated parking lots, bridges, roadways, and landscaped areas are present on the site. The office park is approximately 54 acres in size and is generally flat lying. The office park is now owned by a Goldman Sachs Real Estate Fund. It has changed hands more than once since Speiker Properties undertook the cleanup.

Prior to approximately 1916, the area was under water and formed part of Lake Washington. Following the construction of the Hiram Chittendon Locks and the lowering of Lake Washington, the area emerged as a peat bog. Development of the office park occurred over the Mercer Slough peat bog. Site development began in 1970 by importing and placing fill on top of the peat, dredging existing and new channels to improve drainage, and constructing buildings, bridges and pavements. The existing buildings were constructed between 1974 and 1982. Speiker Properties purchased the office park on March 1, 1995. The imported fill was reportedly demolition wood debris from wood-frame residences that were demolished as a result of the construction of Interstate 405, located approximately one-quarter mile east of the site. Historic information indicates that some degree of fill control was used by the property owners to select primarily buoyant materials (such as wood) to create “floating” building pads that would later support the roadways and parking lots on the property. In addition to buoyant materials, unknown amounts of asphaltic debris and concrete rubble have been placed on the site. Subsurface soil directly underlying the site typically consists of a variable thickness of wood/demolition debris and sand, 4 to 30 feet thick. Beneath the fill are deposits of highly compressive organic peat, deposits of soft silt with occasional sand and gravel, alternating layers of alluvial silt, sand, and gravel, and glacial till. Buildings and bridges in the office park are currently supported by pilings bearing below the peat.

The low lying Mercer Slough receives stormwater runoff from paved areas (e.g., parking lots and roadways) located within and surrounding the slough, including runoff from I-405. The slough is dissected by several surface water channels, two of which surround the office park. Flow in the slough is generally towards the south with discharge into Lake Washington. Groundwater levels lie at or within several feet of the ground-surface.

2.2 Site Investigations and Sample Results

Based on the Site’s reported history as a landfill, the United States Environmental Protection Agency (EPA) completed a Preliminary Site Assessment (PSA) and in 1986, designated the site as a ‘No Further Action’ Site. The Washington State Department of Ecology reviewed existing information in 1989 and de-listed the Site from Washington State’s published list of Confirmed and Suspected Contaminated Sites. However, in the normal course of completing the environmental assessments for a property transfer, a maintenance employee voiced concerns

about the nature of fill materials that may have been deposited at the site. The employee's descriptions of suspect materials were primarily consistent with the disposition of residential housing demolition debris. A testing program to further characterize the site conditions was implemented to address the concerns raised by this information. The testing program consisted of sampling and analyzing water and sediments in the Mercer Slough and groundwater throughout the site, and soil samples. Comparison of soil and water quality data with potential cleanup levels indicates that petroleum hydrocarbons and polychlorinated biphenyls (PCBs) were of potential concern at the Bellefield Office Park Site. Other constituents (volatile organic compounds, polyaromatic hydrocarbons [PAHs], and pesticides) were either not detected, were detected below potential cleanup levels (e.g., naphthalene), or were detected at only one location at a relatively low concentration (e.g., 4,4-DDT).

PCBs and the highest concentrations of petroleum hydrocarbons were detected within the southern portion of the site. PCBs were detected in soil to a depth of 20 feet but at concentrations less than the MTCA Method A cleanup level of 1 milligram per kilogram (mg/kg). Diesel range hydrocarbons were detected at concentrations between 45 mg/kg and 1,400 mg/kg while heavy oil hydrocarbons were detected at concentrations between 440 mg/kg and 9,900 mg/kg. These concentrations exceed the Method A criteria of 200 mg/kg, which was set to protect groundwater quality. Lower concentrations of petroleum hydrocarbons were detected elsewhere on the property. Diesel range hydrocarbon concentrations were detected at concentrations of between 40 mg/kg and 730 mg/kg while heavy oil hydrocarbons were detected between 240 mg/kg and 920 mg/kg. At most locations on the property, over 80% of the petroleum hydrocarbons are composed of heavy oil hydrocarbons greater than carbon range C24.

The source of the PCBs to soil beneath the site is material that was deposited with the demolition debris. Petroleum hydrocarbon source analysis indicates the primary source of the hydrocarbons was street runoff.

Initial groundwater analyses on the site indicated PCB and petroleum hydrocarbon concentrations above cleanup levels. However, the reported detections were inconsistent with the chemical nature (i.e., solubility and mobility) of these constituents. Review of the data indicated the likely cause of the detections was particulate matter entrained in the samples during collection. To test this finding, several wells were sampled using low flow sampling techniques to minimize the particulates in the samples. The results of this sampling supported the finding that the initial sampling procedures were affecting the laboratory results. Low flow sampling indicated that PCBs and petroleum hydrocarbons are not present in the dissolved state above cleanup levels and are not available to migrate to the slough via ground water flow. This finding is supported by the surface water quality analyses which did not detect PCBs or petroleum hydrocarbons in the Mercer Slough. Sediments were also tested and results showed only regional, upgradient sources from runoff

2.3 Cleanup Actions

Based on the site characterization data, remedial action at the Site was isolation, containment, and control, not excavation or removal:

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- The Bellefield Office Park is located in an area which has received in the past and currently receives regional road runoff which contains petroleum hydrocarbons;
 - PCB concentrations in soil are less than the MTCA Method A cleanup criteria of 1 mg/kg;
 - Petroleum hydrocarbons in soil are capped by 2 to 3 feet of fill soils, parking lots, and roadways;
 - There is little evidence that contaminants are migrating to the Mercer Slough. Volatile organic compounds, PAHs and pesticides were either not detected, were detected below cleanup levels, or were detected at only one location at a relatively low concentration in groundwater samples. Testing and evaluation of PCBs and petroleum hydrocarbons in ground water indicate only low concentrations of diesel range hydrocarbons are available to migrate, but are present at concentrations below the MTCA Method A criteria of 1 milligram per liter;
 - Testing of surface water samples from the Mercer Slough did not detect contamination above reporting limits.

Ecology issued a 'No Further Action' (NFA) letter in 1996 after a restrictive covenant was recorded. Five years of confirmation monitoring was also a condition of the NFA letter. That monitoring was completed and the appropriate reports were submitted to Ecology. There is no record that the reports were reviewed. This Periodic Review finds generally satisfactory results, but it should be noted that the detection limits for the carcinogenic PAHs are too high to allow a proper summation of the various carcinogenic PAHs using toxicity equivalency.

2.4 Cleanup Levels

Cleanup standards referenced in the remedy selection are based on the Model Toxics Control Act (MTCA) 173-340 WAC. Both Method A and Method B for soil (WAC 173-340-740) and groundwater (WAC 173-340-720) were used. In addition, available Ambient Water Quality Criteria published by EPA (1986) were compared to the environmental data. This is consistent with WAC 173-340-730 of the MTCA.

2.5 Restrictive Covenant

Based on the Site use, surface cover and cleanup levels, it was determined that the Site was eligible for a 'No Further Action' determination if a Restrictive Covenant was recorded for the property. A Restrictive Covenant was recorded for the Site in 1996 which imposed the following limitations:

1. Except as provided us Sections 2 and 3 below any contaminated soils at the Property may remain in place until such time as Spieker or its successors grantees or assigns redevelops or makes substantial new improvements to the Property which cause excavation of soils containing hazardous substances at concentrations above the then applicable State of Washington cleanup levels at which time any such soils that have been excavated shall be remediated. For purposes of this Section demolition of existing buildings and demolition

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- and/or resurfacing of paved areas of the Property will not be considered a substantial improvement that requires excavation and remediation of subsurface contaminated soils.
2. If any utility or other work is required to be performed at the Property (such as underground cable wire conduit, manholes, handholes, plate utility poles) by the City of Bellevue or other public entity or private utility company in areas that contain concentrations of hazardous substances above the then applicable State of Washington cleanup standards, Spieker or its grantees, successors, or assigns shall remediate any contaminated soils at the Property that will be excavated by such work as necessary for the protection of the health or safety of the persons performing the work, or the protection of human health or the environment.
 3. If at any time Spieker or its grantees, successors, or assigns learns of contamination at the Property which presents an imminent risk to human health or the environment, Spieker or its grantees successors or assigns shall take immediate action to remediate such contamination.
 4. Any activity on the Property that may interfere with the ongoing monitoring of groundwater wells is prohibited. In addition, no groundwater may be taken for potable water purposes at the Property.
 5. Spieker or its grantees, successors, or assigns, must give written notice to the Department of Ecology, or to a successor agency, of such persons intent to convey any interest in the Property. No conveyance of title easement lease or other interest in the Property shall be consummated for a period of three years from the date of this document without adequate and complete provision for the continued operations maintenance and monitoring of the groundwater wells.
 6. Spieker or its grantees, successors, or assigns must notify the Department of Ecology or its successor agency prior o any use of the Property that is inconsistent with the terms of this Restrictive Covenant. Public notice and comment may be sought by the Department of Ecology or its successor agency with regard to the proposed change.
 7. Spieker or its grantees, successors, or assigns shall allow authorized representative of the Department of Ecology or from a successor agency the right to enter the Property at reasonable times for the purpose of evaluating compliance with the monitoring of groundwater wells overseeing any remediation that is required pursuant to Sections 1, 2, and 3 above, to take samples, and to inspect records.
 8. Spieker and its grantees, successors, and assigns reserve the right under WAC 173-340-720 and WAC 173-340-440 (1991 ed.) to record an instrument which provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such instrument may be recorded only with consent of the Department of Ecology or of a successor agency. Public notice and comment may be sought by the Department of Ecology or of a successor agency prior to the recording of such an instrument.
 9. Any action required by this Restrictive Covenant to be performed by Spieker or its grantees, successors, and assigns shall be the duty of person who is the legal owner of the Property at the time the action is required, and a prior owner of the Property shall have no duty to perform such action.

The Restrictive Covenant is available as Appendix 6.4.

3.0 PERIODIC REVIEW

3.1 Effectiveness of completed cleanup actions

The Restrictive Covenant for the Site was recorded and is in place. This Restrictive Covenant prohibits activities that will result in the release of contaminants at the Site without Ecology's approval, and prohibits any use of the property that is inconsistent with the Covenant. This Restrictive Covenant serves to ensure the long term integrity of the remedy.

Based upon the site visit conducted on December 9, 2009, the remedy at the Site continues to eliminate exposure to contaminated soils by ingestion and contact. The asphalt appears in average condition and no repair, maintenance, or contingency actions have been required, but normal maintenance is recommended. The Site is still operating as an office park. A photo log is available as Appendix 6.5.

Soils with TPH concentrations higher than MTCA cleanup levels are still present at the Site. However, the remedy prevents human exposure to this contamination by ingestion and direct contact with soils. The Restrictive Covenant for the property will ensure that the contamination remaining is contained and controlled.

3.2 New scientific information for individual hazardous substances for mixtures present at the Site

There is no new scientific information for the contaminants related to the Site.

3.3 New applicable state and federal laws for hazardous substances present at the Site

The cleanup at the site was governed by Chapter 173-340 WAC (1996 ed.). WAC 173-340-702(12) (c) [2001 ed.] provides that,

“A release cleaned up under the cleanup levels determined in (a) or (b) of this subsection shall not be subject to further cleanup action due solely to subsequent amendments to the provision in this chapter on cleanup levels, unless the department determines, on a case-by-case basis, that the previous cleanup action is no longer sufficiently protective of human health and the environment.”

Although cleanup levels changed for petroleum hydrocarbon compounds as a result of modifications to MTCA in 2001, contamination remains at the site above the new MTCA Method A and B cleanup levels. Even so, the cleanup action is still protective of human health and the environment. A table comparing MTCA cleanup levels from 1991 to 2001 is available below.

Analyte	1991 MTCA Method A Soil Cleanup Level (ppm)	2001 MTCA Method A Soil Cleanup Level (ppm)	1991 MTCA Method A Groundwater Cleanup level (ppb)	2001 MTCA Method A Groundwater Cleanup Level (ppb)
Cadmium	2	2	5	5
Lead	250	250	5	15
TPH	NL	NL	1000	NL
TPH-Gas	100	100/30	NL	1000/800
TPH- Diesel	200	2000	NL	500
TPH-Oil	200	2000	NL	500
NL = None listed				

3.4 Current and projected site use

The site is currently used for commercial purposes. There have been no changes in current or projected future site or resource uses.

3.5 Availability and practicability of higher preference technologies

The remedy implemented included containment of hazardous substances, and it continues to be protective of human health and the environment. While higher preference cleanup technologies may be available, they are still not practicable at this Site.

3.6 Availability of improved analytical techniques to evaluate compliance with cleanup levels

The analytical methods used at the time of the remedial action were capable of detection below selected site cleanup levels. The presence of improved analytical techniques would not affect decisions or recommendations made for the site.

4.0 CONCLUSIONS

The following conclusions have been made as a result of this periodic review:

- The cleanup actions completed at the Site appear to be protective of human health and the environment.
- Soils cleanup levels have not been met at the standard point of compliance for the Site; however, the cleanup action has been determined to comply with cleanup standards since the long-term integrity of the containment system is ensured, and the requirements for containment technologies are being met.
- The Restrictive Covenant for the property is in place and continues to be effective in protecting public health and the environment from exposure to hazardous substances and protecting the integrity of the cleanup action.

Based on this periodic review, the Department of Ecology has determined that the requirements of the Restrictive Covenant continue to be met. No additional cleanup actions are required by the property owner. It is the property owner's responsibility to continue to inspect the site to assure that the integrity of the remedy is maintained.

4.1 Next Review

The next review for the site will be scheduled five years from the date of this periodic review. In the event that additional cleanup actions or institutional controls are required, the next periodic review will be scheduled five years from the completion of those activities.

5.0 REFERENCES

Phase I Environmental Site Assessment, prepared by RZA AGRA, dated July 25, 1994;

Project Executive Summary Report, prepared by AGRA Earth and Environmental, dated February 28, 1995;

Independent Remedial Action Report, prepared by Dalton, Olmsted & Fuglevand, dated June 1995;

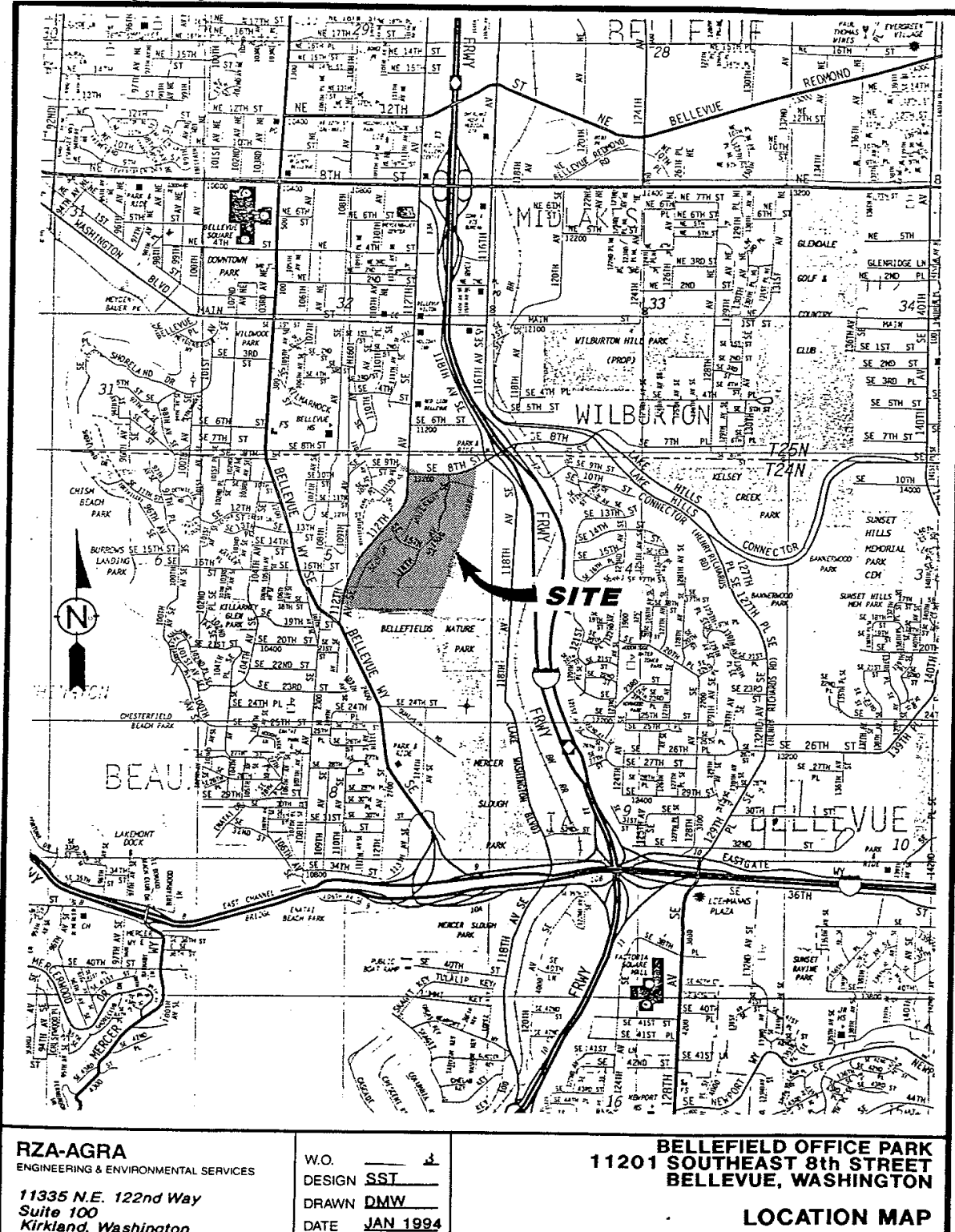
Miscellaneous information in Ecology central files;

Ecology, 1996, Restrictive Covenant;

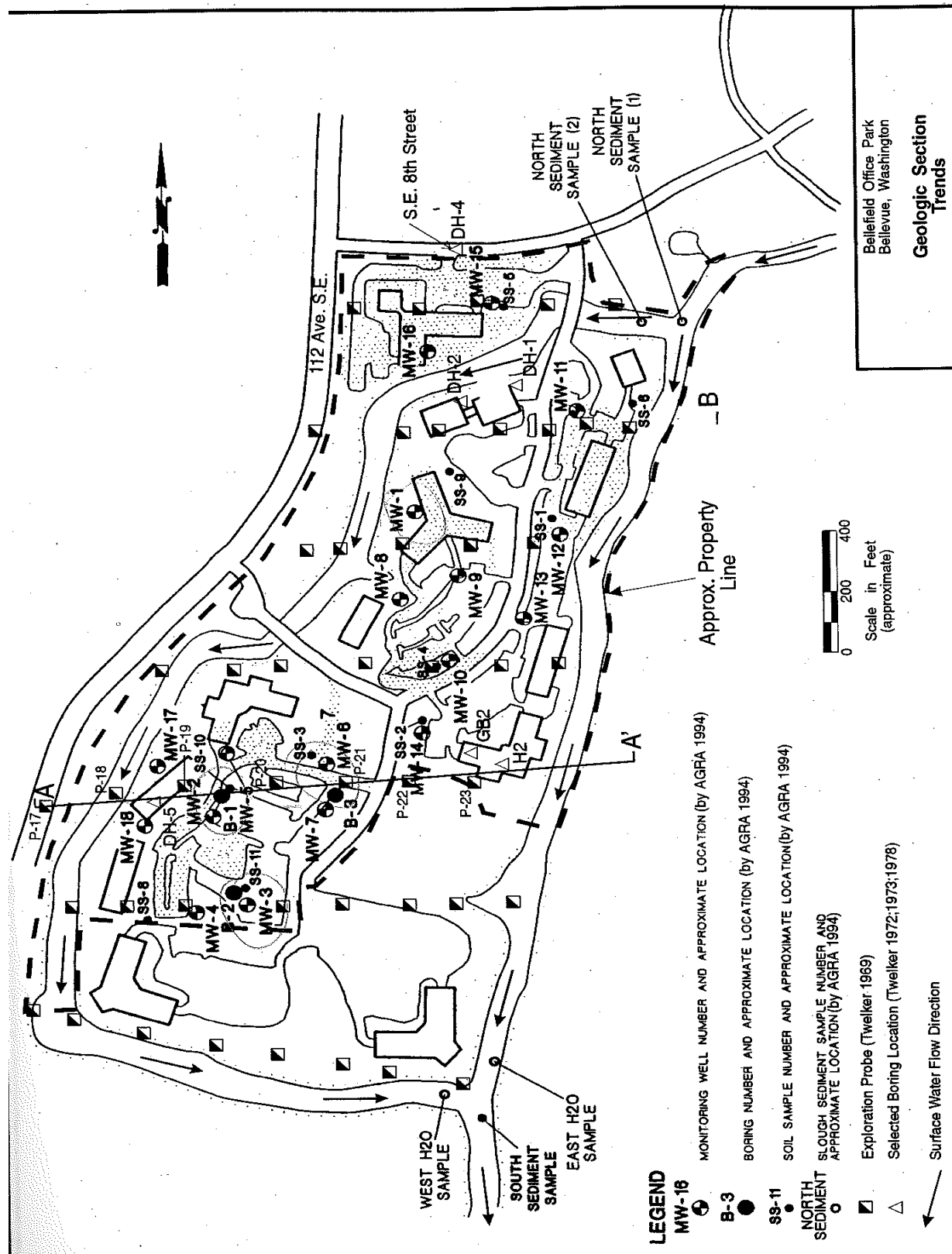
Ecology, 2009, Site Visit.

6.0 APPENDICES

6.1 Vicinity Map



6.2 Site Plan



6.3 TPH-Dx Concentration Map

Not available

6.4 Environmental Covenant

Return to: Mindy Smart
Heller Ehlman
701 5th Ave. #6100
Seattle, WA 98104

RESTRICTIVE COVENANT

Spieker Properties, L.P., a California Limited Partnership ("Spieker") is the owner of the real property in the County of King, State of Washington (legal description attached hereto as Exhibit A), hereinafter referred to as the "Property". The Property contains petroleum hydrocarbons in subsurface soil locations SS-1 through SS-9 and B-1 through B-3. The concentrations of petroleum hydrocarbons at these locations exceed the Method A cleanup levels set forth in the Washington Model Toxics Control Act Cleanup Regulation. The concentrations are summarized in the Independent Remedial Action Report, dated June 1995 and prepared by Dalton, Olmsted and Fuglevand, at Table 6. A copy of the Report is attached hereto as Exhibit B.

Declarations

Spieker hereby subjects the Property to the following terms, conditions and restrictions ("Restrictive Covenants"):

1. Except as provided in Sections 2 and 3 below, any contaminated soils at the Property may remain in place until such time as Spieker, or its successors, grantees or assigns, redevelops or makes substantial new improvements to the Property which cause excavation of soils containing hazardous substances at concentrations above the then applicable State of Washington cleanup levels, at which time any such soils that have been excavated shall be remediated. For purposes of this Section, demolition of existing buildings, and demolition and/or resurfacing of paved areas of the Property will not be considered a substantial improvement that requires excavation and remediation of subsurface contaminated soils.
2. If any utility or other work is required to be performed at the Property (such as underground cable, wire, conduit, manholes, handholes, plate utility poles) by the City of Bellevue or other public entity or private utility company in areas that contain concentrations of hazardous substances above the then applicable State of Washington cleanup standards, Spieker, or its grantees, successors or assigns, shall remediate any contaminated soils at the Property that will be excavated by such work as necessary for the protection of the health or safety of the persons performing the work, or the protection of human health or the environment.
3. If at any time Spieker, or its grantees, successors or assigns, learns of contamination at the Property which presents an imminent risk to human health or the environment, Spieker, or its grantees, successors, or assigns, shall take immediate action to remediate such contamination.
4. Any activity on the Property that may interfere with the ongoing monitoring of groundwater wells is prohibited. In addition, no groundwater may be taken for potable water purposes at the Property.

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record as a customer service
and accepts no liability for
the accuracy or validity of
the document.

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REF: #

5. Spieker, or its grantees, successors or assigns, must give written notice to the Department of Ecology, or to a successor agency, of such persons intent to convey any interest in the Property. No conveyance of title, easement, lease or other interest in the Property shall be consummated for a period of three years from the date of this document without adequate and complete provision for the continued operations, maintenance and monitoring of the groundwater wells.

6. Spieker, or its grantees, successors or assigns, must notify the Department of Ecology, or its successor agency, prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. Public notice and comment may be sought by the Department of Ecology or its successor agency with regard to the proposed change.

7. Spieker, or its grantees, successors or assigns, shall allow authorized representative of the Department of Ecology, or from a successor agency, the right to enter the Property at reasonable times for the purpose of evaluating compliance with the monitoring of groundwater wells, overseeing any remediation that is required pursuant to Sections 1, 2 and 3 above, to take samples and to inspect records.


8. Spieker, and its grantees, successors and assigns, reserve the right under WAC 173-340-720 and WAC 173-340-440 (1991 ed.) to record an instrument which provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such instrument may be recorded only with consent of the Department of Ecology or of a successor agency. Public notice and comment may be sought by the Department of Ecology or of a successor agency prior to the recording of such an instrument.

9. Any action required by this Restrictive Covenant to be performed by Spieker, or its grantees, successors and assigns, shall be the duty of person who is the legal owner of the Property at the time the action is required, and a prior owner of the Property shall have no duty to perform such action.

DATED this 24 day of September, 1996.

SPIEKER PROPERTIES, L.P.,
a California Limited Partnership

By: Spieker Properties, Inc., a Maryland Corporation
Its: General Partner

By: 
Donald S. Jefferson
Senior Vice President

9610081236

LEGAL DESCRIPTION OF THE PROPERTY
(Paragraph 4 of Schedule A construction)

LOTS 1, 2, 3 and 4;

TOGETHER WITH TRACTS A, B, C, D, E, F, G, H, I AND J, ALL IN
BELLEFIELD OFFICE PARK, ACCORDING TO THE BINDING SITE PLAN
RECORDED IN VOLUME 138 OF PLATS, PAGES 25 THROUGH 29, INCLUSIVE,
IN KING COUNTY, WASHINGTON.

9610081236

EXHIBIT A

BLE 6 - Results of Soil Analyses

Bellefield Office Park
Bellevue, Washington

Sample Number	Depth (Feet)	WTPH-DX (mg/kg)		Percent Heavy Oil	PCBs (mg/kg)	Volatiles 8021
		Diesel	Heavy Oil			
SS-1/WP-12	<5	40	300	88.2	—	—
SS-2/WP-14	<5	48	290	86.3	—	—
SS-3/WP-6	<5	60	340	85.0	—	—
SS-4/WP-10	<5	130	490	79.0	—	—
SS-5/WP-15	<5	730	240	24.7	—	—
SS-6	<5	95	710	88.2	—	—
SS-7	<5	110	920	89.3	—	—
SS-8	<5	78	390	83.3	—	—
SS-9	<5	97	590	85.9	—	—
B1/S3	7.5	1400	9900	67.6	0.34	nd
B1/S6	15	120	1500	92.6	<0.05	—
B1/S7	17.5	210	2700	92.8	<0.05	—
B2/S1	2.5	190	1800	90.5	<0.05	—
B2/S4	10	130	1600	92.5	<0.05	nd
B2/S8	20	530	2300	81.3	0.31	—
B3/S1	2.5	45	440	90.7	0.11	—
B3/S3	7.5	1200	5200	81.3	0.66	nd
B3/S7	17.5	1000	5000	83.3	0.75	—

Cleanup Levels (1)						
MTCA Method A	—	200	200	—	1	—
MTCA Method B	—	—	—	—	0.13	—

(1) - Model Toxics Control Act Cleanup Levels and Risk Calculation (CLARC II) Update

August 31, 1994

— - not analyzed

nd - not detected

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EXHIBIT B

Revised: 6/15/96
(DATA.XLS-soil)

6.5 Photo log

Photo 1: 11201 SE 8th – Address at the entrance to office park, and of former landfill



Photo 2: 1309 114th SE – Property Manager's office in Suite 200 (typical of all bldgs)



Photo 3: Map and list of addresses



Photo 4: Close-up of building list w/ addresses (Bldgs N and O under separate review)

A	CAREAGE BUILDING	1400 112th AVE. S.E.
B	BELLEFIELD BUILDING	1309 114th AVE. S.E.
C	LOZIER HOMES BUILDING	1203 114th AVE. S.E.
D	HUGH G. GOLDSMITH BUILDING	1215 114th AVE. S.E.
E	ALDERWOOD BUILDING	1601 114th AVE. S.E.
F	ARBOR BUILDING	1621 114th AVE. S.E.
G	CYPRESS BUILDING	1500 114th AVE. S.E.
H	WOODRIDGE BUILDING	1715 114th AVE. S.E.
I	CONIFER BUILDING	1450 114th AVE. S.E.
J	GREAT WESTERN BUILDING	11201 S.E. 8th ST.
K	CONFERENCE CENTER	1150 114th AVE. S.E.
L	MERCER CANAL BUILDING	1300 114th AVE. S.E.
M	MAPLEWOOD BUILDING	1687 114th AVE. S.E.
N	ASPENWOOD BUILDING	1800 114th AVE. S.E.
O	MAGNOLIA BUILDING	1756 114th AVE. S.E.